

MINUTES OF REGULAR MEETING  
SUGAR CITY COUNCIL  
THURSDAY JUNE 24, 2021

Presiding: Council President Nielsen

Meeting Via Internet and at City Hall Convened at 6:30 p.m.

Prayer: Councilman Dayley

Pledge of Allegiance: Councilwoman Nielsen

Present at City Hall and Online: Mayor Steven Adams; Councilors Joy M. Ball, Glenn Dayley, Connie Fogle, and Catherine Nielsen; Clerk-Treasurer Wendy McLaughlin; City Attorney Chase Hendricks; Public Works Assistant and Code Enforcement Officer Jon Turner sitting in for Arlynn Jacobson; City Building Inspector and P&Z Administrator Quinton Owens; Planning & Zoning Chairman Dave Thompson; Design Review Chairman Paul Jeppson; Community Development Specialist Kurt Hibbert; Concordia Development Group CEO Brandt Monette; Project Citizen Sicily Clay; Bond Attorney Stephanie Bonney; ECIPDA Project Manager and Developer Rick Miller; WIPFLI City Auditor Theresa Flannery; Old Farm Estates Developers Jeff and Ryan Lerwill, and Nathan Williams; Citizens Michelle Adams, Bruce and Elaine King, Lawrence Nielsen, Richard Rembish, and others who may have joined electronically but not identified. Public Works Director Arlynn Jacobson was excused.

**CONSENT AGENDA:**

6-10-21 Minutes were tabled until next meeting for corrections.

**PROJECT CITIZEN TENNIS COURT PROPOSAL:**

Sugar Salem High School Project Citizen Sicily Clay petitioned the council to repair, improve, and maintain the city tennis courts. The courts have been neglected which makes it difficult to play or practice on them. The school and community could use the courts for tennis matches, games, and practice and enjoy the benefits associated with such activities. Pickleball courts could also be added to the tennis courts for more versatility.

It is estimated to cost \$10,000 - \$80,000 depending on the repairs and improvements. The project will need the support of the city, school, and community to succeed. The city can help by supplying labor and materials and pursuing a grant to help offset the costs. Information can be given out at Sugar Days and the 4<sup>th</sup> of July Parade for community awareness and support. A fundraising "thermometer" could also be used to keep the project in front. The school can also be asked to help with the project costs and maintenance. It is hoped that the courts can be ready for use by the spring of 2022 for tennis and pickleball.

**ORDINANCE NO. 364\_2021 NEW WATER SYSTEM BOND CLOSING:**

The council approved Ordinance No. 364\_2021 to authorize and provide a water revenue bond for Sugar City's new water system. Bond Attorney Stephanie Bonney reviewed the summary of the ordinance and answered questions of the council.

Ordinance No. 364\_2021 was introduced and read by title only by Councilwoman Nielsen



entitled:

**“AN ORDINANCE OF THE CITY OF SUGAR CITY, IDAHO, AUTHORIZING AND PROVIDING FOR THE ISSUANCE OF A WATER REVENUE BOND, SERIES 2021, IN A PRINCIPAL AMOUNT NOT TO EXCEED \$3,700,000.00, FOR THE PURPOSE OF FINANCING THE ACQUISITION, CONSTRUCTION AND INSTALLATION OF IMPROVEMENTS TO THE DOMESTIC DRINKING WATER SYSTEM OF THE CITY OF SUGAR CITY, MADISON COUNTY, IDAHO; DESCRIBING THE BOND; PROVIDING FOR THE COLLECTION AND DISPOSITION OF REVENUES; PROVIDING FOR THE PAYMENT OF THE PRINCIPAL OF THE INTEREST ON THE BOND; ESTABLISHING FUNDS AND ACCOUNTS; PROVIDING COVENANTS RELATING TO THE BOND; PROVIDING FOR THE SALE OF THE BOND TO THE IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY; PROVIDING FOR RELATED MATTERS; AND PROVIDING AN EFFECTIVE DATE.”**

It was moved by Councilwoman Nielsen and seconded by Councilwoman Fogle to waive reading of the ordinance on three different days and to place it upon its final passage; motion carried.

It was moved by Councilman Dayley and seconded by Councilwoman Ball to adopt this ordinance. Thereupon, the clerk called roll upon the motion.

Those voting aye: Councilors Ball, Dayley, Fogle, and Nielsen

Those voting nay: None

Ordinance No. 364\_2021 was thereupon declared by the mayor to have been duly passed by not less than two-thirds of the council. The clerk will publish Ordinance No. 364\_2021 in summary or full immediately in at least one issue of the *Standard Journal*, a newspaper published in the city of Rexburg, Madison County, Idaho.

**1994 WATER/SEWER USDA BOND PAYOFF AND ACCRUED INTEREST ON THE 2021 BOND PAYOFF:** The council voted to pay the accrued interest on the 2021 Bond instead of including it in the bond total. They will review the 1994 water/sewer USDA Bond payoff at the next council meeting.

**MOTION:** It was moved by Councilwoman Fogle and seconded by Councilwoman Ball to pay the accrued bond interest; motion carried.

#### **PUBLIC COMMENTS:**

##### **Manufactured Home on 468 Idaho Avenue:**

**Richard Rembish** addressed the council about a manufactured home on 468 Idaho Avenue. He gave the council a petition with 25 names stating that the city was out of compliance with the city code in allowing a manufactured home in R1 Zoning which also requires an attached garage. (see Attachment #1). Mr. Rembish was referred to the city building inspector Quinton Owens who has reviewed the code and the manufactured home plans and has required a garage as part of the permit application. Manufactured homes are allowed in R1 Zones.

**Bruce King** also addressed the council in support of Mr. Rembish and asked that the council correct the situation and hold inviolate the city code.



**Kathleen Rembish** indicated that she also supports the petition against the manufactured home.

**NEW WATER SYSTEM REPORT:** ECIPDA Project Manager Rick Miller reported to the council that the new water project is ready to be closed out coming in under the 3.7 million budget. He reported that the city also received a grant from the Army Corp of Engineers in the amount of \$200,000 which helped pay for a generator, water meter radio readers for all city residents, and a VFD pump control. The city will put in the landscaping and fence to complete the project as part of the cash match required by the grant. The SCADA system is very close to being complete.

**ANNUAL CITY AUDIT REPORT:** WIPFLI City Auditor Theresa Flannery presented the audited financial records to the council. There were three significant deficiencies:

- Year-end adjustments
- Internal Control
- Building department accounting

The council will review the deficiencies and additional policy at the next regular council meeting. WIPFLI also strongly encouraged annual training on emails and phishing by possible scammers.

**MOTION:** It was moved by Councilwoman Nielsen and seconded by Councilwoman Fogle to accept the audited financial statements; motion carried.

**PUBLIC WORKS REPORT:** Jon Turner sitting in for Arlynn Jacobson reported on the following items:

**Streets:** The city finished patching Center and 7<sup>th</sup> West. The County will chip seal Center Street and has already finished 7<sup>th</sup> West to County Line Road.

**Radio Readers:** The city has installed 124 radio readers as part of the Army Corp of Engineer's grant to switch all meters to radio readers.

**PLANNING & ZONING REPORT:** Dave Thompson reported on the following items:

**Comprehensive Plan:** The commission continued discussing the Comprehensive Plan and the survey. It was suggested that children could be involved by drawing pictures of what they thought the city should look like in the future. This can increase involvement within the community and help encourage children to become better citizens. A public hearing has not been set yet.

**Platting Process:** Planning and Zoning will continue to work on the flow chart to ensure that it is consistent with the county's platting process. Adequate time will be given to the reviewers.

**Buffering:** The commission is looking at adding buffering requirements to changes in land use zones.

**GIS Request:** The GIS department would like to see Sugar city pay something to the county for the GIS services provided. A percentage equal to the square footage percentage of the land area that Sugar City occupies was suggested. The county pays around \$80,000 annually for GIS services.

**Wireless Communication:** The commission is also looking at revisiting the height restrictions on wireless communication towers within the city and increasing it 10 feet.



**OLD FARM ESTATES DEVELOPMENT AGREEMENT:** The council set a special meeting for June 30, 2021 at 7:00 pm with Planning and Zoning. Community Development Specialist Kurt Hibbert and Concordia Development Group CEO Brandt Monette presented a new Old Farm Estates Development Agreement and Master Plan to the council. The goals are to produce a complete and improved master plan, clear negative perceptions, simplify the agreement, conform to the city code, and produce an optimal layout that will benefit the community and the developer. A summary of the proposed improvements is listed below:

- Connecting parks and green space provided with walking trails, sidewalks, and intermodal bike paths
- Internal roads, increased parking areas, and traffic islands to help calm traffic
- Secondary irrigation system
- Higher end townhomes
- Less density than previously allowed

**OLD FARM ESTATES DIV #4 FINAL PLAT:** See above.

**GENERAL BUSINESS:**

**NEU (Non-Entitlement Units) Infrastructure Grant for City Fiber Backbone:** The city will receive over \$150,000 in two payments to use for infrastructure. The mayor would like to build a fiber optic backbone to serve the city and has asked Dave Thompson to help with the equipment purchase and plan before prices go up. Mr. Thompson thought that \$14,000 for the first plan phase would be adequate. The council will discuss the item further at the special meeting next week.

**Jefferson County and City of St. Anthony Building Inspector Contracts:**

**MOTION:** It was moved by Councilman Dayley and seconded by Councilwoman Ball to approve the Jefferson County and City of St. Anthony building inspector contracts. Thereupon, the Clerk called roll upon the motion.

Those voting aye: Councilors Ball, Dayley, Fogle, and Nielsen

Those voting nay: None

Thereupon, the Mayor declared the motion passed.

**CALENDARED ITEMS:**

**Second Discussion:**

**Infraction Penalty Revision:** The council was ready to adopt the Infraction Penalty Code revision but will wait for one more reading.

**Third Discussion:**

**Civil Rights Sanctuary City:** The council tabled the item until next council meeting for further discussion.

**MAYOR AND COUNCIL REPORTS:**

**Rocky Mountain Power 2<sup>nd</sup> Grant Sponsorship:** The grant for \$1,000 will be used for LED lights for the tennis courts.

**4<sup>th</sup> of July Float Report:** The float committee needs help putting the float together and



more people for ethnic diversity to ride on float. They need help passing out candy.

**Sugar Days Report:** The committee is looking for more sponsors, a stage, and local talent willing to participate. A notice could be posted in Sugar City News and the BYU-I student board.

**Annual AIC Report:** Will report at the next regular council meeting.

**Historic Preservation Commission Report:** The commission has met twice and toured the old theatre with Harold Harris. The commission includes talented individuals who can help catalogue and preserve historical artifacts. They discussed the following items:

- Digital history
- Museum – they will also visit other local museums
- Materials collection to help teach children Sugar City's history
- Sugar Days Booth fund raiser - selling coloring books of Sugar City's history

Meeting adjourned at 11:00 p.m.

Signed: \_\_\_\_\_  
Steve Adams, Mayor

Attested: \_\_\_\_\_  
Wendy McLaughlin, Clerk-Treasurer



June 24, 2021

## Sugar City Council:

We, citizens of Sugar City, who live in close proximity to a manufactured home that was placed at the end of ISARK STREET

(which was tipped on its side before being placed on its foundation) is not only out of compliance with the R1 Zoning, which does not allow such a residential building in this zone, but also requires an attached garage, demand that strict compliance be met before any occupancy permit is granted, and nothing else like it be allowed in the R1 Zone.

We moved here in good faith, with hope that all city regulations be observed.

## NAME:

## ADDRESS:

- |   |                     |
|---|---------------------|
| 1. RICHARD + KATHLEEN REMBISH<br><i>Richard Kathleen Rembisch</i> | 430. S. CUTLER      |
| 2. DAVID FUECKAOR ANNA FUECKAOR                                   | 440 S. CUTLER       |
| 3. Don McCombs Sue McCombs  | 435. S. CUTLER Ave. |
| 4. ROBERT + STEPHANIE COLVIN                                      | 465. S. CUTLER AVE. |
| 5. Mitch & Melanie Workman  | 45 W. 5th S.        |
| 6 David & Liz Bitt  | 135 W. 5th S.       |
| 7 <del>Kary W. Mecklen</del>                                      |                     |
| 8 Aaron and Lindsay Curtis  | 464 Jeanine Cir.    |
| 9. Kari and Ashton Brauhm   | 454 Jeanine Circle  |
| 10. Thurman & Kristyn Pratt                                       | 457 Jeanine Cir     |
| 11. JARED STEWART   | 444 Jeanine Cir     |
| 12. Whitney   |                     |
| 13. John Van Dyck & Tracie Van Dyck                               | 434 Jeanine Cir     |
| 14. Brady Hansen  | 470 S Austin Ave    |



15. Justin & Jordanne Schmitt

16. Rena & Frank Spinar

17. Tyler & Deborah Andreasen

18. Kaitlyn & Matt Wrenski

19. Wade & Tera Whitehead

20. Matt & Kamee Zacheson

21. Levi & Ciara Beck

22. Beth Wegner Bu

23. Mike Kirtland

24. Mike Wegner Mo

25. Tracy Dumbare

437 Jennie Circle

444 S. Idaho Ave  
35 W. 5th S

460 S Austin Ave

450 S Austin Ave  
440 S Austin Ave

430 S Austin Ave

415 S. Cutler

420 S. Austin Ave.

415 S. Cutler

445 S. Cutler Bay voice mail